



RETIREMENT AFFORDABILITY WORKSHEET

At Silvergate, we know it is important to carefully consider costs when making the decision to move into our community. However, you may be surprised to learn that the true cost of living at home is greater than you think. This worksheet will help you estimate your monthly income as well as help to compare the cost of your most common living expenses to those of Silvergate. You may find that living at Silvergate San Marcos will actually cost you less.

STEP #1: Estimated Monthly Income

	Amount	
1 Social Security.....	\$ -	per month
2 Pensions/Retirement (Military, Government, Private)	\$ -	per month
3 Dividends & Interest from Savings / Investment Accounts ...	\$ -	per month
4 Insurance Annuity Funds	\$ -	per month
5 VA Benefits	\$ -	per month
6 Long Term Care Insurance	\$ -	per month
7 Other (Rental Income/Family)	\$ -	per month
8 <b style="text-align: right;">SUB-TOTAL	\$ -	per month

STEP #2: Potential Interest Income From Home Sale

9 Do you own a home or condominium? If so enter approximate value here	\$ -	
10 Do you have a mortgage? If so enter approximate value here	\$ -	
11 Net Proceeds From Home Sale (Line 9 - Line 10)	\$ -	
12 Annual Interest Income From Home Sale (Line 11 x 5%) ...	\$ -	per year
13 Monthly Interest Income (Line 12 / 12 months)	\$ -	per month

TOTAL INCOME (Line 8 + 13): \$ - per month

HOMEOWNERSHIP COST COMPARISON WORKSHEET

STEP #3: Estimated Monthly Homeowners Costs	Amount		Included at Silvergate
1 Mortgage or Rent	\$ -	per month	✓
2 HOA and/or Condo Association Fees	\$ -	per month	✓
3 Insurance (Fire, Renters, Home Owners, etc.)	\$ -	per month	✓
4 Property Taxes	\$ -	per month	✓
5 Utilities (electricity, gas, water, sewer, trash, etc.)	\$ -	per month	✓
6 Housekeeping	\$ -	per month	✓
7 Security & Personal Emergency Response	\$ -	per month	✓
8 Laundry Services (Washer & Dryer)	\$ -	per month	✓
9 Dining Services (Groceries & Alcohol)	\$ -	per month	✓
10 Dining Services (Restaurants & Cafes)	\$ -	per month	✓
11 Gardener & Lawn Maintenance	\$ -	per month	✓
12 Home Repair & Maintenance	\$ -	per month	✓
13 Entertainment, Social & Cultural Activities	\$ -	per month	✓
14 Health & Fitness Clubs / Wellness Programs	\$ -	per month	✓
15 Transportation (Gas, Insurance, Repairs, Parking, etc.)	\$ -	per month	✓
SUB-TOTAL	\$ -	per month	
LOST MONTHLY INTEREST INCOME* (carried over from Line 13 on first page)	\$ -	per month	
TOTAL HOME OWNERSHIP COST	\$ -	per month	Starting at \$1,980

* Interest Income from Home is treated as a cost because there is an opportunity cost (lost interest income) for not selling your home and investing the net proceeds at a market rate of return.